WARRANTY DEED

Karen Johnson Davidson County
Batch # 1275765 DEEDWARR
05/20/2025 01:16:08 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250520-0039720

This Instrument was Prepared By:
Pam Barrett
100 Maxwell Crossing
Brentwood, TN 37027

Address New Owner(s):
John Boyd Grissom, Jr. and wife,
Teresa Darlene Grissom
2906 Knobdale Road
Nashville, TN 37214

Send Tax Bills To:
New Owners

Map-Parcel Number:
084-08-0-059.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Pamela Kaye Barrett, Trustee of the Pamela Kaye Barrett Revocable Trust u/a/d 8/21/2024** ("Grantor") has this day bargained and sold and does hereby transfer and convey unto **John Boyd Grissom, Jr. and wife, Teresa Darlene Grissom** ("Grantees"), their heirs, successors and assigns, forever, that certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 205 on the Plan of Lincoya Hills, Section VII, as of record in Book 2331, page 119, Register's Office of Davidson County, Tennessee.

Said Lot No. 205 fronts 95.0 feet on the northerly side of Knobdale Road and extends back 229.7 feet on the westerly side and 240.0 feet on the easterly side to a line on the rear measuring 140.0 feet thereon.

Being the same property conveyed to Pamela Kaye Barrett, Trustee of the Pamela Kaye Barrett Revocable Trust u/a/d 8/21/2024 by Quitclaim Deed from Pamela Kaye Barrett, Personal Representative and Administrator of The Estate of Malcolm Lee Barrett, Jr. recorded in Instrument No. 20240910-0069476, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: **2906 Knobdale Road, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land; that she has a good right to convey the same, and that it is unencumbered, unless otherwise herein set out.

And Grantor does further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real property unto the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons and entities whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed on this 20th day of May, 2025.

Pamela Kaye Barrett, Trustee of the Pamela Kaye Barrett Revocable Trust u/a/d 8/21/24

Pamela Kaye Barrett, Trustee of the Pamela Kaye Barrett Revocable Trust u/a/d 8/21/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of May, 2025, before me personally appeared Pamela Kaye Barrett, Trustee of the Pamela Kaye Barrett Revocable Trust u/a/d 8/21/2024 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument (Warranty Deed), and who acknowledged that such person executed the within instrument (Warranty Deed) for the purposes therein contained and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal in Davidson County, Tennessee, on the 20th day May 2025

Dharam Pal Goyal

Notary Public

DHARAM PAL GOYAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 11, 2026

My Commission Expires 1/11/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $300,000

Pamela Kaye Barrett

Affiant

Subscribed and sworn to before me this 20th day of May, 2025

Dharam Pal Goyal

Notary Public

My Commission Expires 1/11/26

DHARAM PAL GOYAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 11, 2026